148.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	821,100 / 821,100
					USE VALUE:	821,100 / 821,100
					ASSESSED:	821,100 / 821,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		HIGGINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONNELLY MICHAEL SR & AMY E
Owner 2:	
Owner 3:	
Street 1:	20 HIGGINS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DONNELLY MICHAEL -
Owner 2:	-
Street 1:	20 HIGGINS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,633 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Asbestos Exterior and 2834 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4633.000	429,800		391,300	821,100
Total Card	0.106	429,800		391,300	821,100
Total Parcel	0.106	429,800		391,300	821,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.73 | /Parcel: 289.7

Legal Description

User Acct 97497

GIS Ref

GIS Ref

Insp Date 03/13/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 148.0-0005-0003.0

!11579!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	430,200	0	4,633.	391,300	821,500	821,500	Year End Roll	12/18/2019
2019	104	FV	334,700	0	4,633.	391,300	726,000	726,000	Year End Roll	1/3/2019
2018	104	FV	334,700	0	4,633.	346,600	681,300	681,300	Year End Roll	12/20/2017
2017	104	FV	313,900	0	4,633.	290,700	604,600	604,600	Year End Roll	1/3/2017
2016	104	FV	313,900	0	4,633.	290,700	604,600	604,600	Year End	1/4/2016
2015	104	FV	279,700	0	4,633.	251,500	531,200	531,200	Year End Roll	12/11/2014
2014	104	FV	279,700	0	4,633.	243,200	522,900	522,900	Year End Roll	12/16/2013
2013	104	FV	291,000	0	4,633.	231,400	522,400	522,400		12/13/2012

PRINT

Date	Time
12/11/20	01:44:02

LAST REV

Date	Time
02/27/20	08:53:33
danam	
11579	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONNELLY MICHA	73458-136	1	10/15/2019	Convenience	10	No	No		
DONNELLY MARJO	50701-374		2/8/2008	Family	1	No	No		
DONNELLY RICHAR	40087-528		7/23/2003	Family		No	No		
	9245-596		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2019	1661	Redo Kit	40,000	C				
10/22/2019	1662	Redo Kit	1,000	C				
9/4/2019	1368	Demoliti	2,000					
4/11/2017	401	Insulate	3,326	C				
4/30/2004	305	Porch	24,750	C		G6	GR FY06	REPL DBL DECKER PO

ACTIVITY INFORMATION

Date	Result	By	Name
3/13/2009	Inspected	372	PATRIOT
12/19/2008	Measured	336	PATRIOT
3/10/2005	Permit Visit	BR	B Rossignol
12/7/1999	Mailer Sent		
12/1/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	97497
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4633		Sq. Ft.	Site		0	70.	1.21	8									391,293						391,300	

Total AC/HA: 0.10636 | Total SF/SM: 4633 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 391,293 | Spl Credit | Total: 391,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	1 - Wood Shingl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10891604
Const Adj.:	0.93370658
Adj $ / SQ:	176.018
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	622838
Depreciation:	193080
Depreciated Total:	429758

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

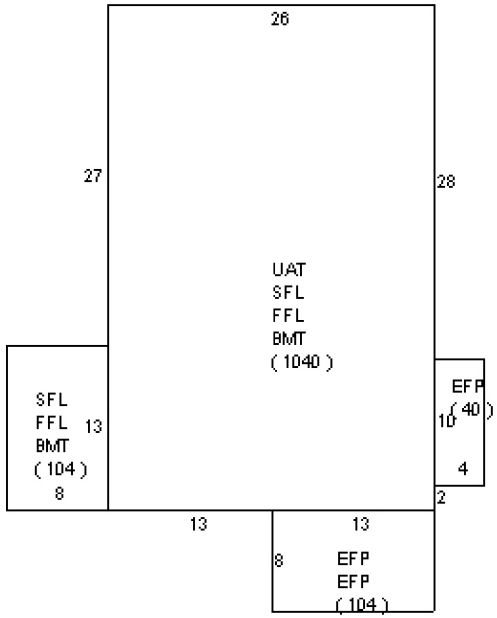
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.02
Special Features:	0	Val/Su Net:	109.09
Final Total:	429800	Val/Su SzAd	187.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	61.390	70,226
FFL	First Floor	1,144	176.020	201,365
SFL	Second Floor	1,144	176.020	201,365
UAT	Upper Attic	260	123.210	32,035
EFP	Enclos Porch	248	35.670	8,846

Net Sketched Area:	3,940			Total:	513,837
Size Ad	2288	Gross Are	4720	FinArea	2834

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	